185.A	0003	0014.0	1 of 2	Commercial
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	2,864,800 /	2,870,600
USE VALUE:	2,864,800 /	2,870,600
ASSESSED:	2,864,800 /	2,870,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
929		CONCORD TPKE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ST PAUL EVANGELICAL LUTHERA
Owner 2:	CHURCH OF ARLINGTON
Owner 3:	
Street 1:	929 CONCORD TURNPIKE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 38,450 Sq. Ft. of land mainly classified as Church with a Church/Syn. Building built about 1960, having primarily Brick Exterior and 12013 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 4 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
960	38450.000	1,519,000		1,345,800	2,864,800
Total Card	0.883	1,519,000		1,345,800	2,864,800
Total Parcel	0.883	1,524,800		1,345,800	2,870,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 238.48 | /Parcel: 238.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	131592
GIS Ref	
GIS Ref	
Insp Date	05/03/00

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 185.A-0003-0014.0

!14412!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	960	FV	1,524,800	0	38,450.	1,345,800	2,870,600	2,870,600	Year End Roll	12/18/2019
2019	960	FV	1,344,200	0	38,450.	1,345,800	2,690,000	2,690,000	Year End Roll	1/3/2019
2018	960	FV	1,344,200	0	38,450.	1,134,300	2,478,500	2,478,500	Year End Roll	12/20/2017
2017	960	FV	1,344,200	0	38,450.	1,038,200	2,382,400	2,382,400	Year End Roll	1/3/2017
2016	906	FV	1,344,200	0	38,450.	884,400	2,228,600	2,228,600	Year End	1/4/2016
2015	906	FV	1,163,700	0	38,450.	769,000	1,932,700	1,932,700	Year End Roll	12/11/2014
2014	906	FV	1,163,700	0	38,450.	711,300	1,875,000	1,875,000	Year End Roll	12/16/2013
2013	906	FV	1,163,700	0	38,450.	676,700	1,840,400	1,840,400		12/13/2012

PRINT

Date	Time
12/11/20	04:16:08

LAST REV

Date	Time
07/18/19	17:36:35
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14412

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	667-191		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	131592
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/15/2019	342	Alterati	36,000	C				
6/26/2018	878	Manual	25,000					Wireless Comm equi
5/22/2018	672	Solar Pa	55,000	C				
5/12/2017	544	Re-Roof	19,000	C				
12/4/2012	1585	Manual	8,500	C				
10/4/2012	1277	Manual	5,670	C				
9/7/2012	1136	Manual	8,500	C				
9/7/2012	1139	Manual	8,500	C				
12/1/2011	1582	New Wind	31,656					replace window & d
11/2/2011	1413	Manual	4,800					Metro PCS cabinetr

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2013	Info Fm Prmt	EMK	Ellen K
4/11/2013	Info Fm Prmt	MM	Mary M
4/11/2013	Info Fm Prmt	EMK	Ellen K
4/27/2006	Info Fm Prmt	BR	B Rossignol
5/3/2000	Meas/Inspect	264	PATRIOT
10/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
960	Church		38450		Sq. Ft.	Site		0	70.	0.50	7									1,345,750						1,345,800	

Total AC/HA: 0.88269 | Total SF/SM: 38450 | Parcel LUC: 960 Church | Prime NB Desc: ARLINGTON | Total: 1,345,750 | Spl Credit | Total: 1,345,800

Sample output to test PDF Combine only

EXTERIOR INFORMATION

Type:	46 - Church/Syn.		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	2
Foundation:	1 - Concrete		
Frame:	3 - Concrete		
Prime Wall:	7 - Brick		
Sec Wall:	5 - Asbestos	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	14 - Asphalt Tile		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	4	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	28	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.88324314
Const Adj.:	0.97881407
Adj $ / SQ:	108.066
Other Features:	15000
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	2109701
Depreciation:	590716
Depreciated Total:	1518985

COMMENTS

ST PAULS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	0	BRs:	0	Baths:					HB	4	

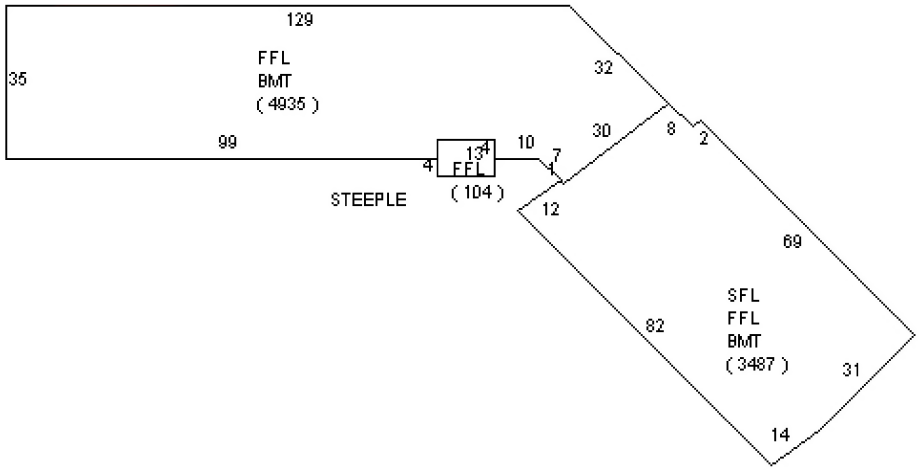
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	143.73
Special Features:	0	Val/Su Net:	74.33
Final Total:	1519000	Val/Su SzAd	126.45

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	8,526	108.070	921,374
BMT	Basement	8,422	32.420	273,040
SFL	Second Floor	3,487	108.070	376,827

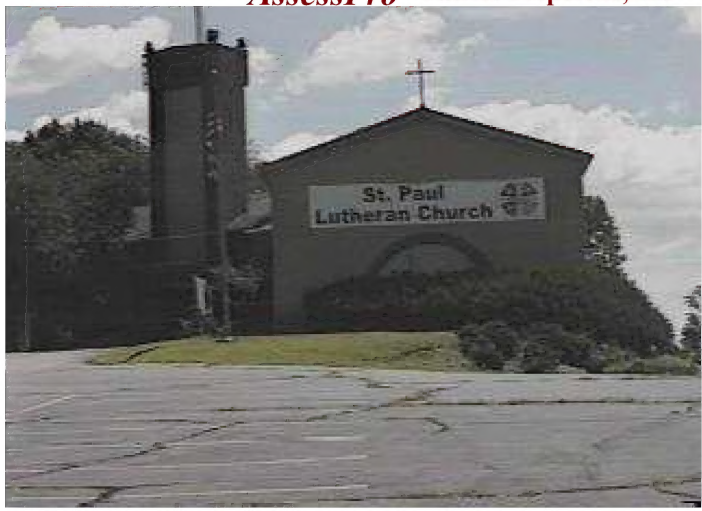
Net Sketched Area:		20,435	Total:		1,571,241
Size Ad	12013	Gross Are	20435	FinArea	12013

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 185.A-0003-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

Sample output to test PDF Combine only

More:	N	Total Yard Items:		Total Special Featues:		Total:	

185.A	0003	0014.0	2 of 2	Commercial
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	5,800 /	2,870,600
USE VALUE:	5,800 /	2,870,600
ASSESSED:	5,800 /	2,870,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
929		CONCORD TPKE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ST PAUL EVANGELICAL LUTHERA
Owner 2:	CHURCH OF ARLINGTON
Owner 3:	
Street 1:	929 CONCORD TURNPIKE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 38,450 Sq. Ft. of land mainly classified as Church with a Church/Syn. Building built about 1964, having primarily Brick Exterior and Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
960	0.000	5,800			5,800
Total Card	0.000	5,800			5,800
Total Parcel	0.883	1,524,800		1,345,800	2,870,600

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: 238.9

Legal Description

User Acct: 131592

GIS Ref

GIS Ref

Insp Date

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 185.A-0003-0014.0

!14412!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

PRINT

Date	Time
12/11/20	04:16:11

LAST REV

Date	Time
04/11/17	10:48:13

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14412

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

USER DEFINED

Prior Id # 1:	131592
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/6/2008	1403	Manual	50,000					steeple wireless c

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
960	Church		0	0	Sq. Ft.	Site		0	0.	0.00	7																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 960 Church | Prime NB Desc: ARLINGTON | Total: | Spl Credit | Total:

Sample output to test PDF Combine only

EXTERIOR INFORMATION

Type:	46 - Church/Syn.
Sty Ht:	
(Liv) Units:	1 Total: 2
Foundation:	
Frame:	
Prime Wall:	7 - Brick
Sec Wall:	%
Roof Struct:	
Roof Cover:	1 - Asphalt Shgl
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	A - Very Good		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	15		
Prim Int Wall	6 - Average		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:			
Sec Floors:	%		
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:			
Heat Type:	1 - Forced H/Air		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.00000000
Const Adj.:	1.06049991
Adj $ / SQ:	132.562
Other Features:	5000
Grade Factor:	1.77
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	8850
Depreciation:	3098
Depreciated Total:	5753

COMMENTS

1960.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0		BRs: 0		Baths:					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	234.64
Special Features:	0	Val/Su Net:	
Final Total:	5800	Val/Su SzAd	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
Net Sketched Area:		Total:		
Size Ad		Gross Are		FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 185.A-0003-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

Sample output to test PDF Combine only

More: N	Total Yard Items:		Total Special Featues:		Total: